



Zoning & Platting Commission
August 3, 2010 @ 6:00 P.M.
City Hall
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

AGENDA

Betty Baker - Chair
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois – Assistant Secretary

Teresa Rabago – Secretary
Patricia Seeger
Donna Tiemann – Vice-Chair

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from July 20, 2010.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2010-0085 - Northfork Plaza Shopping Center**
Location: 13945 Research Boulevard, Lake Creek Watershed
Owner/Applicant: Northfork Plaza Shopping Center L.P. (Keith Heil)
Agent: Drenner & Golden Stuart Wolff, LLP (Michele Haussmann)
Request: GR to CS-1
Staff Rec.: **Recommendation of CS-1-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

- 2. Rezoning:** **C814-95-0002.09 - Four Points Centre PUD Amendment #9**
Location: North FM 620 Road, Bull Creek Watershed
Owner/Applicant: US Retail Income Fund VIII C/O BVT Management Services, Inc. (Scott I. Farber)
Agent: Thrower Design (A. Ron Thrower)
Request: PUD to PUD
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

- 3. Rezoning:** **C14-2010-0096 - Boardwalk Rezoning**
Location: 13215 Research Boulevard, Lake Creek Watershed
Owner/Applicant: Douglas L. Harbison
Agent: Holford Group (Kerby Smith)
Request: GR-CO to GR-CO, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

- 4. Rezoning:** **C14-2010-0097 - 11777 Jollyville Road Re-Zone**
Location: 11777 Jollyville Road, Walnut Creek Watershed
Owner/Applicant: Diane Hraban
Agent: Thrower Design (A. Ron Thrower)
Request: SF-2 to LO
Staff Rec.: **Recommendation of NO-MU-CO w/conditions**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

Facilitator: Sarah Graham, 974-2826

City Attorney: Sharon Smith, 974-7773; Meitra Farhadi, 974-2310

5. **Rezoning:** **C14-2010-0077 - Woodlawn 4**
 Location: 4600 Manchaca Road, Williamson Creek Watershed
 Owner/Applicant: Woodlawn Baptist Church (Lane Northcut)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: SF-3 to LO-MU-CO
 Staff Rec.: **Recommendation of LO-MU-CO with conditions**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department
6. **Rezoning:** **C14-2010-0034 - Stonegate Two**
 Location: 2500 West William Cannon Drive, Williamson Creek Watershed
 Owner/Applicant: KC 1 Stonegate L.P. (John P (Sean) Cummings, Jr.)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: LO-CO to LO-CO to modify the conditional overlay by increasing the number of vehicle trips per day
 Staff Rec.: **Recommendation of LO-CO with conditions**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department
7. **Zoning:** **C14-2010-0099 - Design Center**
 Location: 4929 FM 2222, Bull Creek Watershed
 Owner/Applicant: Mark Smith & Joe Burke
 Request: I-LA to NO-MU
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department
8. **Site Plan - Variance Request Only:** **SP-2010-0004C(R1) - ABIA Remain Overnight Apron Expansion**
 Location: 10300 Hotel Dr, Colorado River/Onion Creek Watershed
 Owner/Applicant: City of Austin - Aviation (Shane Harbinson)
 Agent: City of Austin - Public Works (Tony Krauss)
 Request: Variance from LDC Section 25-8-342 to allow fill up to a maximum of 10 feet.
 Staff Rec.: **Recommended**
 Staff: Michael Clay, 974-2296, michael.clay@ci.austin.tx.us
 Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
 Planning and Development Review Department

Facilitator: Sarah Graham, 974-2826

City Attorney: Sharon Smith, 974-7773; Meitra Farhadi, 974-2310

- 9. Final out of Approved Preliminary:** **C8-2009-0118.3A.SH - Bradshaw Crossing Section 5**
 Location: Zachary Scott Street, Rinnard Creek Watershed
 Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)
 Agent: Lakeside Engineering (Chris Ruiz)
 Request: Approve a final plat out of an approved preliminary plan composed of 27 lots on 4.388 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department
- 10. Amended Plat:** **C8J-2010-0072.0A - Long Canyon Phase 1-B, Amended Plat of Lots 2 & 3, Block A**
 Location: 6607 Cuesta Trail, West Bull Creek Watershed
 Owner/Applicant: Richard Hilton & Scot & Rebecca Dowd
 Agent: Texas Design Interests, LLC (Jeff Shindler)
 Request: Approval of the Long Canyon Phase 1-B, Amended Plat of Lots 2 & 3, Block A Subdivision composed of 2 lots on 2.007 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Final without a Preliminary:** **C8-2010-0073.0A - Southside Storage Subdivision**
 Location: 8200 S Congress Avenue, South Boggy Creek Watershed
 Owner/Applicant: Southside Storage (Bobby New)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Approval of the Southside Storage Subdivision composed of 1 lot on 13.355 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Amended Plat:** **C8-2010-0074.0A - Treemont Ph B Sec 5, Amended Plat of Lots 27 & 28**
 Location: 3008 Chatelaine Drive, Eanes Creek (BSZ) Watershed
 Owner/Applicant: Michael Bame
 Agent: Norma Pena Raven Consulting (Norma Pena Raven)
 Request: Approval of the Treemont Phase B Section 5, Amended Plat of Lots 27 & 28 composed of 1 lot on 1.759 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 13. Final Plat:** **C8-2010-0076.0A - Avery Ranch Far West Wyola Bend Addition**
Location: 11100 McKinney Spring Drive, South Boggy Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
Agent: Randall Jones & Associates (Brent Jones)
Request: Approval of the Avery Ranch Far West Wyola Bend Addition composed of 8 lots on 1.55 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat:** **C8-2010-0070.0A - Era McClish Subdivision, Resub of Lot C**
Location: 11802 Hornsby St, Walnut Creek Watershed
Owner/Applicant: Louis S Roussett, Jr
Agent: Louis S Roussett, Jr & Greg Griffin (Griffin Eng Group, Inc)
Request: Approval of the Era McClish Subdivision, Resub of Lot C composed of 2 lots on 0.5 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:**
Request: Discussion and action on approving revised bylaws as directed by City Council in action taken on July 29, 2010, concerning officer terms.
- 2. New Business:**
Request: Discussion and action on Nominations and Election of Officers.

E. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.

Facilitator: Sarah Graham, 974-2826
City Attorney: Sharon Smith, 974-7773; Meitra Farhadi, 974-2310